



MAIN STREET
LEEDS, LS15 4JQ

£350,000
FREEHOLD

Situated at the heart of Barwick in Elmet, this is a central block of mixed use property which includes Gasgoine Farm Cottage, a three bedroom dwelling, 2 x Freehold 1 bedroom apartments, currently let.

M O N R O E

SELLERS OF THE FINEST HOMES

MAIN STREET

- Mixed block of central Barwick In Elmet property
- Further development scope
- Two tenanted freehold block of 1 bedroom apartments
- Hot food take out service area, kitchen and cold store area.
- Three bedroom 18 century cottage
- Off Street Parking
- Excellent local Travel Links
- Yorkshire stone walls
- Original Features
- Oak Beams



Situated at the heart of Barwick in Elmet, are, 2 x Freehold one bedroom apartments, currently, let producing circa £16,000 PA,

- Two freehold one-bedroomed apartments are being brought to market with tenants in situ accumulating a fantastic rental yield.

- The two apartments provide 788 Sqft of living accommodation.

This property offers endless possibilities for redevelopment or immediate use.

There is a shared courtyard outside.

Contact Monroe for additional information and to secure a viewing of this amazing opportunity.

ENVIRONS

Highly sought-after Barwick in Elmet is an attractive village situated three miles from the A1 and within commuting distance of Leeds, York, and Harrogate. It offers a selection of shops, schools, and facilities with further amenities in the market town of Wetherby close by.

REASONS TO BUY

- Business Opportunity
- Cottage, 2 Flats & Thriving Pizza Business
- All linked by a Courtyard
- Village Location
- Original Features Throughout
- Yorkshire Stone Property
- Full of Charm

SERVICES

We are advised that the property has mains water, electricity, gas, and drainage.

LOCAL AUTHORITY

Leeds City Council

TENURE

We are advised that the property is freehold and that vacant possession will be granted upon legal completion.

VIEWING ARRANGEMENTS

Strictly through the selling agent - Monroe Estate Agents on 01937 534755.

MAIN STREET





Approx. Gross Internal Floor Area 3194 sq. ft / 296.72 sq. m
Illustration for identification purposes only, measurements are approximate, not to scale.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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